HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79709

DESCRIPTION	Single storey extension to detached garage
ADDRESS	Gunners Keep Portsmouth Road Bursledon Southampton SO19 9PW

SITE VISIT	Yes
ARE PLANS ACCURATE?	It is considered that sufficient information is available to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal seeks to add a single storey extension to the rear of the existing detached garage to form an L shape. The extension has a dual pitched roof line which is gabled at each side and measures 9.2m(w) by 5m(d) by 4.3m(h).
TOPOGRAPHY	Relatively flat
TREES AND BOUNDARY TREATMENT	There are no protected trees present on the application site. There is a mature hedgerow to the immediate eastern side of the property's existing garage which spans the length of this boundary and provides for important screening for the site from this side. There is further hedging to part of the front boundary of the plot with Portsmouth Road with the remainder being open to allow for vehicular access. The western boundary of the site frontage consists of timber fencing with there being metal gates separating this frontage from the property's garden beyond.
SITE CHARACTERISTICS	Gunners Keep is a detached single storey building which was formerly a Nissen hut prior to its conversion to its conversion to a dwelling house at the end of the 1990s. The building is set on a fairly large rectangular shaped plot to the northern side of Portsmouth Road from which vehicular access to the site is afforded. The plot frontage, which is laid to gravel hard standing, contains a single storey pitched roof garage which an adjoining carport/covered area at the rear.
CHARACTER OF LOCALITY	The site falls within designated countryside and forms part of the Strategic Gap which separates the settlements of Bursledon and Southampton. The application property forms the eastern most of a row of four detached dwellings set to the northern side of what is a semi-rural stretch of Portsmouth Road with green fields to the east and further to the north of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/32313/001/00	OUTLINE:ERECTION OF DETACHED HOUSE AND GARAGE	REFUSED – 16/10/1991
Z/32313/002/00	OUTLINE: CONSTRUCTION OF DWELLING	REFUSED – 07/10/1997 (APPEAL DISMISSED – 15/04/1998)
Z/32313/003/00	CONVERSION AND REFURBISHMENT OF NISSEN HUT TO SINGLE DWELLING	PERMIT – 30/03/1999
Z/32313/004/00	RELIEF OF CONDITION 2 AND 10 OF PLANNING PERMISSION 32313/003 TO ALLOW THE CONSTRUCTION OF NEW JOINT ACCESS AND CLOSURE OF EXISTING JOINT ACCESS	PERMIT – 12/08/1999
Z/37531/000/00	CONSTRUCTION OF DETACHED DOUBLE GARAGE	PERMIT – 20/03/2001
F/15/77472	TWO STOREY EXTENSION TO EXISTING GARAGE WITH FIRST FLOOR WINDOWS AND ROOF LIGHTS.	REFUSE – 17/12/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary - Countryside Within Strategic Gap Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): Saved Policies 1.CO, 2.CO, 9.CO, 59.BE.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: Policies S9, DM1, DM24, DM26. (the Submitted Local Plan) comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014.

Supplementary Planning Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Principle

The site falls within designated countryside as set out in the adopted Local Plan, where there is a general presumption against residential development (Saved Policy 1.CO). Saved Policy 9.CO does, however, allow for the construction of domestic extensions to existing properties, which it is considered also applies to domestic outbuildings, subject to any proposed development conforming to the particular criteria as specified above. The principle of the development is therefore considered to be acceptable subject to the exact details of that proposed being deemed to be appropriate and to accord with the requirements of all of the relevant development plan policies and associated supplementary planning guidance.

Policy 2.CO looks to refuse development where it would physically or visually diminish the strategic gap

Policy 9.CO of the local plan allows extensions to existing dwellings in the countryside when they are

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

not subject to an agricultural occupancy condition and is not likely to facilitate the subdivision of the property into more than one dwelling. The extension must not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot; and the design of the extension must not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Character and Appearance

The proposal has a footprint of 45m2, which still forms a large extension to what is a modest single storey garage. However, the extension is now single storey and with its lower profile roofline is significantly less prominent than the previously refused two storey extension. Furthermore, the form of the extension and its materials match that of the current structure helping the new element to fit in with the building.

The resulting single storey building is within considered to remain subservient to the host dwelling and is located within its existing residential curtilage. The site has good boundary screening, in the form of a dense hedge on its eastern side, and as such the proposal is not considered overly noticeable when viewed from the neighbouring field and surrounding countryside. For this reason the proposal is also not considered to visually or physically diminish the strategic gap.

Other Issues

- The extension is single storey and a reasonable distance away from the neighbouring residential property (Norbury Villa). As such the proposal is not considered to have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.
- There is ample parking available on site by way of a combination of the property's graveled frontage and the detached garage structure. The site access is to remain unchanged and is deemed to be satisfactory to serve the development.
- The single storey extension is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development even though it falls inside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local

plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend Permit